

Zebulon Board of Commissioners
Minutes
May 2, 2011

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Roy Collins, Dale Beck, Don Bumgarner, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Mark Hetrick-Planning, Emily Lucas-Finance, Chris Ray-Public Works, Sidney Perry-Fire, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

Mayor Matheny stated that the first item of business was to approve the agenda.

Commissioner Collins made a motion, second by Commissioner Clark to approve the agenda. There was no discussion and the motion passed unanimously.

PUBLIC HEARING

Annexation of the Zebulon Boys & Girls Club at Old Bunn Road

Mayor Matheny declared the hearing open and asked for staff report.

Mark Hetrick gave a PowerPoint presentation on the request by the Zebulon Boys and Girls Club to have their property annexed into the corporate limits of the Town of Zebulon. The four acre piece of property was currently zoned R-20 and undeveloped. The surrounding properties were zoned TR, R-20 and HB.

Mark reviewed that a left turn lane would be required heading south on Shepard School Road. There was access to the site from Shepard School Road and Old Bunn Road.

Mark read the conditions that were associated with the special use permit that was issued to the Boys and Girls Club for the site. The development would support the water and sewer costs that would go to the facility. A fire hydrant would have to be installed for the site as well.

Staff recommended approval of Ordinance 2011-38, the extension of the corporate limits by annexing the Boys and Girls Club property on Shepard School Road.

There were no questions from the Board of Commissioners and there was no one present that wished to speak.

The hearing was closed and would be discussed further later in the meeting.

PUBLIC COMMENT

There was no one who wished to speak.

CONSENT

Commissioner Clark made a motion, second by Commissioner Strickland to approve the minutes of April 4, 2011. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve the minutes of the April 4, 2011 closed session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve the minutes of the April 20, 2011 work session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve the minutes of the April 20, 2011 closed session. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve the tax report for February 2011. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve ordinance 2011-34. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve ordinance 2011-35. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve ordinance 2011-36. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Strickland to approve ordinance 2011-37. There was no discussion and the motion passed unanimously.

PRESENTATION

Update Downtown Overlay Study Committee—Mike Weeks

Mike Weeks presented that the first meeting was on March 10, 2011 and they set up rules that would govern the group and discussed issues that would be addressed at the meetings.

Some of the issues were what might have prompted the consideration of an overlay district, issues critical to the viability of business in that area, critical to the value of the property, critical to the attraction of new businesses in that area. Other possibilities to address were did the Town have the authority to adopt ordinances that would directly address the issues, and would an overlay district be a useful tool to resolve blight in that area.

Mr. Weeks stated that the beautification committee came and presented their point of view. The Chamber of Commerce was to come to the May meeting so that they could hear about the

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commercial side of the issue. Finally, they plan to do a walk through the area and see what was exactly there so that everyone would be on the same page.

There were no questions from the Board of Commissioners.

North Carolina Emergency Reserves

Emily Lucas presented Dave Tuttle from the 38th Regiment and explained that they were requesting the use of a space, rent free, to conduct their training and meetings. She explained what the general statutes required for the leasing of buildings.

Dave Tuttle came forward and presented who the group was and stated that they did all types of emergency response. He stated that they were willing to pay for all utilities, insurance, maintenance of the facility and furnishings.

The group wants to be able to hold training and classes for the members as well as the public. They also wanted to be able to have a room to be used as an infirmary, free medical supplies, and a clothing or food pantry.

Mayor Matheny stated that the buildings were on the market for sale and that was the first priority of the Town. The Board and staff needed to make sure that the buildings were in the best situation possible to make sure that nothing would slow down the process. Mayor Matheny stated personally that if the buildings were going to be leased then that needed to be done at market value. The Mayor continued by saying that the Town had received requests from other nonprofit groups to have the use of the buildings at no charge and they were turned down.

Mayor Matheny asked the Board if there was any interest in pursuing the request from the North Carolina Emergency Reserves. The Board did not have any desire to move forward at the current time and the request was denied.

NEW BUSINESS

Planning

Ordinance 2011-38—Extension of the Corporate Limits by annexing the Boys & Girls Club

Commissioner Strickland made a motion, second by Commissioner Clark to adopt ordinance 2011-38. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Mayor Matheny stated that the Town of Zebulon had received the GFOA certificate of excellence award for the 15th year in a row.

MANAGERS REPORT

Rick Hardin said that there would be a joint public hearing on May 9, and a work session on May 18 and the Town offices would be closed on Monday, May 30 for Memorial Day.

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Commissioner Beck made a motion, second by Commissioner Clark to adjourn. There was no discussion and the motion passed unanimously.

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk